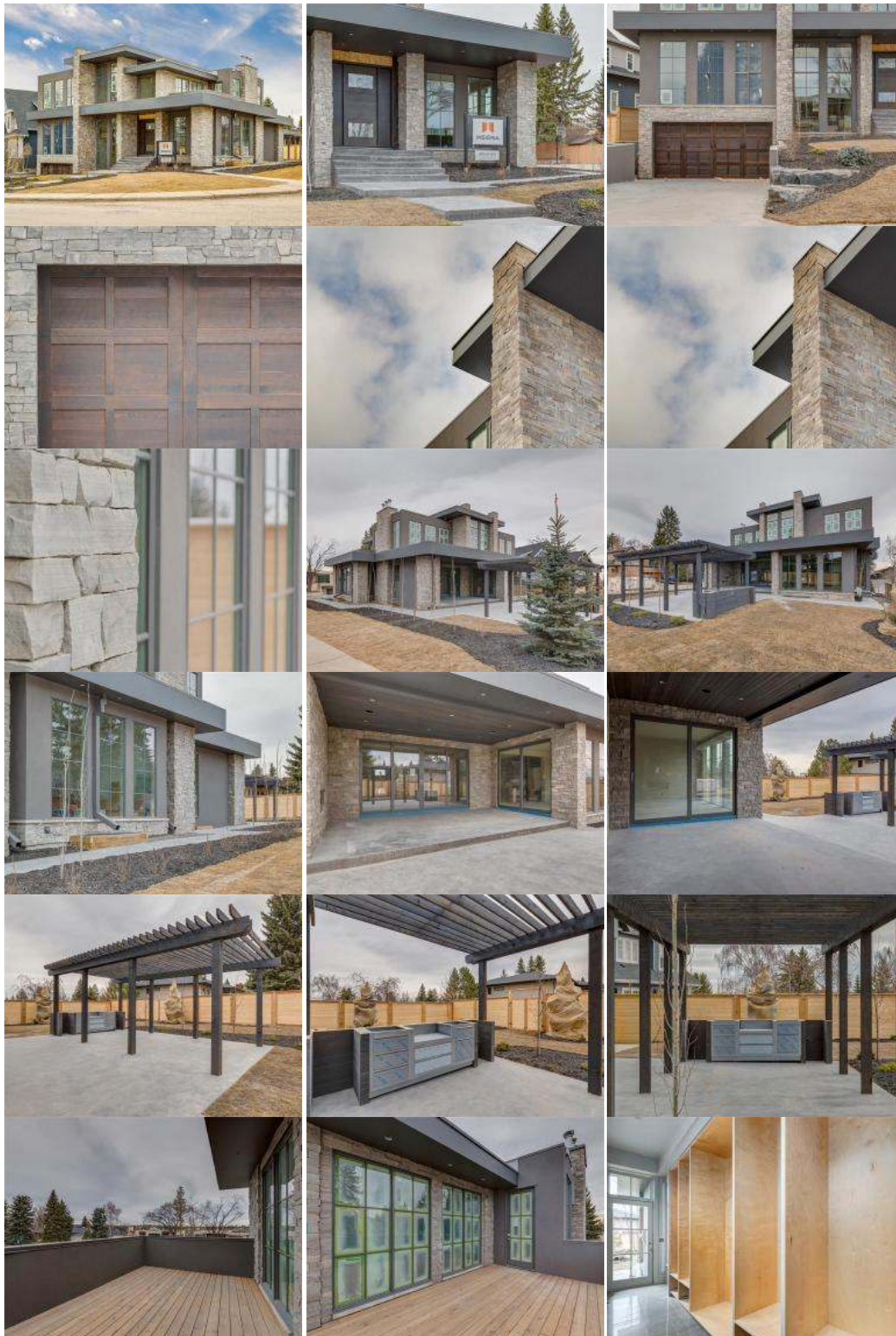




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[Open House](#)









4248 BRITANNIA DR SW, Britannia, Calgary, Alberta T2S1J3

\$4,995,000

Listing ID: C4001601

4 + 1  6 

<b>Property Type</b> Single Family	<b>Building Type</b> House	<b>Storeys</b> 2
<b>Neighbourhood Name</b> Britannia	<b>Title</b> Freehold	<b>Land Size</b> W:16.7000m D:38.7000m Shape:REC
<b>Built In</b> 2015	<b>Parking Type</b> Attached garage, Oversize	

Show measurements in Imperial

## Description

Stunning Contemporary Home by Insignia Developments and Paul Lavoie Interior Design on the last remaining south west corner lot on Britannia Drive. Home price includes art by Michelle Hoogveld, Stephanie Hoogveld and Daniel Culcea. On June 18, 2015 from 5-9 this home will be open for viewing.

## Open House

June	5:00 PM To 9:00 PM
<b>18</b>	
THURSDAY	

## Details

<b>Amenities Nearby</b> Shopping, Public Transit, Schools, Golf Course, Park, Playground	<b>Features</b> Private setting, Treed, Corner Site, Back lane, Park/reserve, Balcony, Built-in wall unit, Flat	<b>Parking Type</b> Attached garage, Oversize
<b>Structures</b> Deck, Patio(s)		

## Building

<b>Basement Type</b> Full (Finished)	<b>Bathrooms (Partial)</b> 1	<b>Bathrooms (Total)</b> 6
<b>Bedrooms - Above Grade</b> 4	<b>Bedrooms - Below Grade</b> 1	<b>Cooling</b> Central air conditioning, Fully air conditioned
<b>Exterior Finish</b> Stone, Stucco	<b>Fire Protection</b> Alarm system	<b>Fireplace</b> 3
<b>Floor Space</b> 4330 sqft	<b>Heating Type</b> Forced air, Hot water radiator heat	<b>Style</b> Detached

## Rooms

Level	Type	Dimensions
Upper Level	Master bedroom	6.10 m x 4.88 m
	Bedroom	3.66 m x 3.35 m
	Bedroom	4.27 m x 3.66 m
	Bedroom	4.27 m x 3.66 m
	Laundry room	2.44 m x 1.83 m
Lower level	Bedroom	3.66 m x 3.66 m
	Games room	3.66 m x 3.66 m
	Recreation room	6.10 m x 6.10 m
Main level	Family room	6.71 m x 5.49 m
	Kitchen	6.10 m x 3.66 m
	Dining room	5.49 m x 4.27 m
	Den	6.10 m x 4.88 m
	Breakfast	4.88 m x 3.66 m

## Land

<b>Landscape Features</b>
Landscaped, Underground sprinkler

## Walk Score®

**Walk Score®:**  
Car-Dependent

**27**



**Greg Ramage**  
Associate



**Trevor Ramage**  
Associate

📞 403-270-7007

**RE/MAX REAL ESTATE (CENTRAL)**

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Data provided by : Calgary Real Estate Board

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